

Tiers – Südtirol [Trentino-Alto Adige]

## New four-room apartment with terrace and unobstructed mountain view

Property ID: IT244151165



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**PURCHASE PRICE: 375.000 EUR • LIVING SPACE: ca. 70,27 m<sup>2</sup> • ROOMS: 4**

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## At a glance

Property ID	IT244151165	Purchase Price	375.000 EUR
Living Space	ca. 70,27 m <sup>2</sup>	Commission	Subject to commission
Available from	According to the arrangement	Total Space	ca. 101 m <sup>2</sup>
Rooms	4	Usable Space	ca. 0 m <sup>2</sup>
Bedrooms	3	Equipment	Terrace
Bathrooms	2		
Year of construction	2023		
Type of parking	1 x Underground car park		

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## Energy Data

Type of heating	District heating	Energy Certificate	Energy demand certificate
Energy Source	Remote	Final Energy Demand	20.00 kWh/m <sup>2</sup> a
Energy certificate valid until	30.11.2033	Energy efficiency class	A

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## Floor plans



Grundriss WEH 3  
M 1.50

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

This high-quality new-build project with a fantastic view over the South Tyrolean mountain landscape was realized in Tiers am Rosengarten. This conventional four-room apartment with terrace and ideal south-west orientation consists of a spacious living/dining area, the master bedroom, two further children's or guest bedrooms, bathroom and daytime WC. The stylish apartment is located on the raised first floor of an apartment building with only 11 residential units and offers a sunny and spacious terrace, which is accessed from both the living room and two bedrooms, with a direct view of the surrounding mountain landscape. The generous window fronts in the living-dining area create a light-flooded atmosphere and provide a wonderful view. The outdoor areas of the apartments have been designed to take full advantage of the wonderful views and face in different directions to guarantee the highest possible degree of privacy. The high construction quality is reflected in every detail of the apartment. One cellar and garage parking space per residential unit is included in the sale price.

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## Details of amenities

High quality fittings and incomparable construction quality.

Since the builder has already built a multi-family house in the village of Tires, it is possible to see the building that has already been completed.

The building will be built according to the Climate House A Nature standard.

Compared to neighboring villages like Siusi, Castelrotto and Fiè allo Sciliar, Tires still has a high development potential.

Recently, a new cable car has been built in Tires, connecting the village with the hiking and skiing area Carezza. This redevelopment will have a positive effect on the development of property prices in the village. In addition, most of the newly built apartments have to be conventional and therefore cannot be used as vacation homes, which guarantees a high value for the new unconventional apartments.

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## All about the location

If you are looking for a quiet vacation destination in the middle of the South Tyrolean Dolomites, Tires al Catinaccio is the right place for you. The small mountain village with approx. 1,050 inhabitants is located at 1,028 m above sea level. Here, those seeking relaxation will find peace and quiet, the Dolomites - recognized by UNESCO as a World Natural Heritage Site - are right on the doorstep, but there are also good transport connections throughout South Tyrol. The South Tyrolean capital of Bolzano, for example, is only a 30-minute drive from Tires al Catinaccio. The new cable car built in the immediate vicinity has brought an incredible increase in the value of the village. Good bus connections make it possible to reach the valley station quickly; the bus stop is just a few meters from the house. In the heart of the village of Tires, surrounded by beautiful nature and in the immediate vicinity of the natural park Sciliar-Catinaccio, you can enjoy above all many hours of sunshine. Those who have visited Tires al Catinaccio once will remember the dreamlike view.

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## Contact partner

For further information, please contact your contact person:

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